

Chapter 16.29 PLANNED PERFORMANCE DEVELOPMENTS

Section 16.29.14 Performance Chart.

Amenity ¹	TR ²	M ³
Base Density	1 ERU per acre	1 ERU per 5 acres
40% open space preserved	required	required
10% usable open space ⁴	required	required
Preserves sensitive areas in Open Space ⁵	required	required
Extra unusable Open Space ⁶	1-10%	1-10%
Public Trails provided (that exceeds requirements)	1-5%	1-5%
Extra usable Open Space for public use ⁷	1-5%	1-5%
Improving public open space with public amenities ⁸	1-10%	1-10%
Private recreational amenities for development	1-5%	1-5%
Positive Fiscal Analysis ⁹	1-5%	1-5%
Complying with Affordable Housing Requirements	required	required
Dedication or Building of Large Civic Site ¹⁰	10-15%	10-15%
Use of environmental devices or enhancements ¹¹	5-10%	5-10%
Design consistent with neighborhood ¹²	5-10%	5-10%
Mixture of Housing Types ¹³	5-10%	5-10%
Quality and Quantity of landscaping	5-10%	5-10%
Good clustered design ¹⁴	5-10%	5-10%
Good architectural design ¹⁵	5-10%	5-10%
Good streetscape design ¹⁶	5-10%	N/a

	Total	125%	115%
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¹ Density bonuses may not be stacked upon each other and more than one bonus given for the same item. Bonuses will be calculated on the base density and not on the base density plus other bonuses.

² The base density in the TR Zone is 1 unit per one acre.

³ In the M Zone base density will be determined through a full physical constraints analysis and master planning of the property shall be bonus density determined by complying with the items on the above chart. The numbers assigned to certain amenities above are only some of the factors for consideration during the determination of density in the M Zone. The Planning Commission may consider other factors and may assign appropriate density bonuses for any such factor, including or excluding any of those listed hereinabove.

⁴ Usable open space would be land that is able to be landscaped and is contained on slopes of ten (10) percent or less. It is capable of being used for park-like areas or at least landscaped with berm's, shrubs, lawns, etc. It must contain no less than ten thousand (10,000) square feet of contiguous area in each open space parcel, unless ten thousand (10,000) square feet is more than the required ten (10) percent. It is not intended to be remnant pieces of land too small to be used for anything that combined would have met the required amount of land. Usable open space must be landscaped and maintained in accordance with an approved landscape plan. This required open space is within the forty (40) percent.

⁵ Sensitive areas include, but are not limited to, ridgeline/view-shed areas, areas of special interest or beauty, wetlands, fault zones, stream corridors, important wildlife areas, unstable soils, or any other environmental concern addressed in this Title. If any sensitive areas are being preserved that are required to be preserved by other regulations, no density bonus will be granted for such preservation.

⁶ Unusable open space would be extra lands that are steeper slopes and would not be eligible for building areas due to slopes or location in sensitive areas or remoteness from the usable areas. The ability to use some of this land for a trail would not place it as in consideration for "usable" open space. For each ten (10) percent of extra open space that is unusable, the bonus density would apply as written herein.

⁷ Any open space allowed for public use for purposes of acquiring this bonus must be approved for such use by the Planning Commission, and must have a plan for landscaping and maintenance of such open space and intended use. If the use is for public trails, the public trails bonus applies and not this bonus.

⁸ If the intended use for the usable open space results in the developer improving the open space beyond landscaping, maintenance and trails, and the developer provides such improvements (playground equipment, tennis courts, etc.), this density bonus would apply in addition to any bonus density that may apply for providing the open space.

⁹ This bonus would result only if the project shows a positive fiscal analysis when run through the County's computer fiscal analysis program. The greater the positive on an ongoing basis, the greater the density bonus that may be awarded.

¹⁰ Dedication of large civic sites may include dedication of just the land, or the land and actual building of the civic structures. They may include such things as parks, school sites, public parking structures not needed for the development itself, or providing substantially more than needed for the development itself in an area where needed, outdoor amphitheater, indoor riding arena, libraries, senior citizen's centers, women's shelters or similar shelters, public swimming pools, public tennis courts, or any other large civic or public amenity approved by the Planning Commission and accepted for dedication by the County Executive.

¹¹ Moisture sensors, rain meters, etc would be environmental devices. Low water use landscaping "Green" building design, is the sensitive environmental design for golf courses.

¹² Consistent with neighborhood means in design and use. It does not mean density, which is determined as a function of this table.

¹³ In order to prevent a crowded look in a development that is seeking density bonuses, the Planning Commission shall consider the appearance of the density being awarded. If the density being awarded and desired would result in a crowded look due to the use of too many single-family detached units, the density

bonuses should only be awarded for attached units to create a less crowded look. The Planning Commission shall consider the resulting appearance in awarding all density bonuses. (No more than four (4) attached units)

¹⁴ Good clustered design creates clusters of units together in only a few areas of the property without spreading out the uses. This would result in large areas of open space around and between the clusters. Ideally, there should be no more than three to five (3-5) clusters of development with high density of units within the clusters.

¹⁵ Good architectural design is a subjective term, but would include such things as not designing residences with the garage as the prominent feature, potential use of alleys in higher density areas with the garages in the rear, use of better architectural design elements and building elements such as wood, stone, brick, etc. This could include added amenities such as cobblestone or stamped concrete sidewalks and crosswalks, water features, covered bridges, etc. This density bonus may be given by the Planning Commission, based upon their finding, that the structures are being provided with substantially greater architectural design and materials than the average.

¹⁶ Good streetscape design is also a subjective term, but would include doing more than what is required in the basic streetscape requirements. This may include wider planting areas, with a greater number of trees and/or shrubs, wider sidewalks, stamped concrete or stone sidewalks, or other streetscape elements that go beyond the requirements. The determination of whether this bonus applies and in what amount is determined by the Planning Commission.

(2005-23, Amended, 03/09/2006, [Prior Text](#); 2005-23, Renumbered, 03/09/2006; 2004-26, Amended, 11/17/2004, [Prior Text](#))